

Appendix D

Zoning District Conversion Matrix

The following table converts the zoning classification of land that is in one of the following zoning classifications to the zoning classifications established by this Chapter. Column (C) of Table D-1 designates the zoning classifications established by Article 3 of this Chapter.

(a) "1965 Zoning Districts"

The zoning classifications established by the City subsequent to June 28, 1965 and prior to the adoption of this Chapter are referred to herein as "1965 Zoning Districts." Property designated as located within a "1965 Zoning District", as set forth in Column (A) of Table D-1, shall be deemed to be located in the zoning classification shown in Column (C) of Table D-1 unless otherwise noted.

(b) "1938 Zoning Districts"

The zoning classifications established by the City prior to June 28, 1965 are referred to herein as "1938 Zoning Districts." Property designated as located within a "1938 Zoning District", as set forth in Column (B) of Table D-1, shall be deemed to be located in the zoning classification shown in Column (C) of Table D-1 unless otherwise noted.

(c) Non-conforming Rights

Land uses legally existing as of the effective date of this Chapter which do not conform with the uses permitted in the new district to which they have been placed shall have non-conforming rights pursuant to Article VII, Division 1 of this Chapter. Existing uses meeting this criteria shall be eligible to obtain building permits for rebuilding and expansion if said use was legally operating within the past twelve months at the time of application for said permit. If the use has been discontinued for twelve consecutive months following the adoption of this chapter the owner of said property may:

- (1) Apply for a certificate of occupancy and/or building permit as required by this chapter for one of the permitted uses granted by the zoning districts established by this Chapter (see Article 3, § 35-311), or
- (2) Submit a request for reinstatement of non-conforming rights where the enforcement of this Chapter would result in unnecessary hardship, and where the spirit of this Chapter is observed and substantial justice is done; or
- (3) Submit an application for rezoning to another zoning district.

(d) Apartments in former B-1 and B-2 zoning districts

Notwithstanding any provision of this Chapter to the contrary, Multifamily Dwellings are a permitted use for any tract or parcel zoned "B-1," "B-2," or "B-2NA" prior to the adoption date of this Chapter so long as such tract is not the subject of rezoning in accordance with the provisions of this Chapter and remain within the "C-1," "C-2" or "C-2NA" zoning districts.

(e) Height limitations in former O-1 districts

Notwithstanding any provision of this Chapter to the contrary, the height limitation on any tract or parcel zoned "O-1" prior to the adoption date of Chapter shall be subject to a thirty-five (35) foot height limitation until such tract is rezoned through a public hearing.

(A) 1965 Zoning District	(B) 1938 Zoning District	(C) New Classification
--	--	CS, RM-4, RM-6, MF-25, MF-40, MF-50, NC, O-1, L
R-8a	--	RE
R-8	--	R-20
R-1C	--	NP-15
R-A	N/a	R-20
R-1B,	--	NP-10
R-1A	--	NP-8
R-7	B	R-4
R-3	C, D Apartment	MF-33
R-1	--	R-6
R-5	A	R-5
R-2, R-2A, R-6	--	RM-4
R-4	--	Manufactured Home "MH"
--	E Office	O-2
O-1	E	O-2
		C-1
B-1	--	(subject to subsection (d), above)
		C-2
B-2	F, G, GG	(subject to subsection (d), above)
		C-2NA
B-2NA	--	(subject to subsection (d), above)
B-3	H, HH	C-3
B-3NA	--	C-3NA
B-3R	--	C-3R
B-4		D
BP	--	BP
I-1	I*, II, J, JJ, K, KK	I-1
I-2	L, LL, M, MM	I-2
Sand & Gravel "SG"	n/a	Sand & Gravel District "SG"
Quarry "QD"	n/a	Quarry District "QD"
Entertainment "ED"	n/a	Entertainment District "ED"
ERZD	n/a	ERZD
Historic District "H"	n/a	Historic District "H"
Military Airport Overlay 1 "MAO-1"	n/a	Military Airport Overlay 1 "MAO-1"
Military Airport Overlay 2 "MAO-2"	n/a	Military Airport Overlay 2 "MAO-2"
Military Reservation "MR"	n/a	Military Reservation "MR"
Planned Unit Development "PUD"	n/a	Planned Unit Development "PUD"
River Walk Overlay District "RWOD"	N/a	River Walk Overlay-3 "RW-3"
Temporary R-1 (see Ord. No. 65513, § 2(f) [8-13-87]; and Ord. No. 74489, § 1(Att. I) [10-3- 91]), § 35-3011 of former UDC	Temporary A	R-6